

## THE CHAPEL OVER KELLET, CARNFORTH, LA6 1DS



An opportunity to purchase a sympathetically converted former chapel now providing spacious family accommodation with three double bedrooms, open plan kitchen diner, large living area, family room and office space. The property benefits from extensive grounds which provide further accommodation including; detached self contained annexe with ensuite bedroom, kitchen and living room, a single garage, a hair salon and two further outbuildings together with chicken coup, dog run and a large private yard area  
Excellent access to Carnforth, Lancaster and the M6 Motorway.

**Viewing is highly recommended.**

**Guide Price: Offers in the Region of £425,000**

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**LOCATION:**

The property is located in the centre of the village of Over Kellet, with excellent access to the Lancaster, Carnforth and the M6. A location plan is enclosed.

**DESCRIPTION:**

The property comprises a spacious detached three bedroom stone built family home with exceptional character, together with a self contained annexe, outbuildings and a large private yard area. The property benefits from oil fired central heating and double glazing. The accommodation comprises:

**GROUND FLOOR:**

**Porch**

Double doors to:

**Entrance Hall**

Stairs to first floor

**Office/Store**

**Living Room**

Fireplace, window seat, feature drinks bar

5.29m (17'4") max x 3.64m (11'11") max



**Kitchen**

Fitted wall and base units, range cooker

4.00m (13'1") x 3.57m (11'9")



**Dining Room**

3.86m (12'8") x 2.90m (9'6")

**Family Room**

Vaulted ceiling, fireplace

5.86m (19'3") max x 3.28m (10'9") max



**Utility/Shower Room**

WC and sink

**FIRST FLOOR:**

**Hall** Spacious landing, beamed ceiling

**Bedroom 1** Ensuite shower room, fitted wardrobes  
5.33m (17'6") max x 4.63m (15'2") max



**Bedroom 2** Ensuite shower room, fitted shelving  
4.00m (13'1") max x 3.57m (11'9") max



**Bedroom 3** Doors to balcony, views to Morecambe Bay  
3.86m (12'8") x 3.28m (10'9")

**Family Bathroom** Bath, WC and sink

**ANNEXE:**

**Entrance Hall**

**Bedroom** Ensuite shower room, storage cupboard  
3.19m (10'5") max x 2.97m (9'9") max

**Kitchen** Fitted wall and base units, integral cooker  
2.76m (9'1") x 1.82m (6')

**Living Room** Storage Cupboard  
4.80m (15'9") max x 2.93m (9'7") max

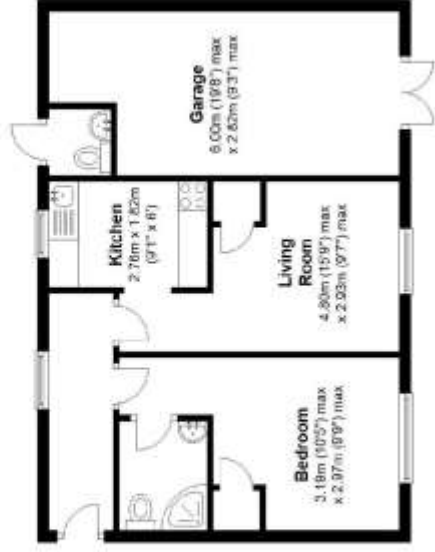




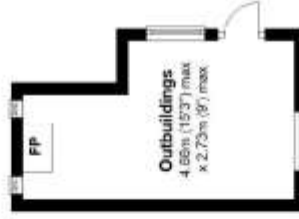
Ground Floor



Annexe



Outbuildings



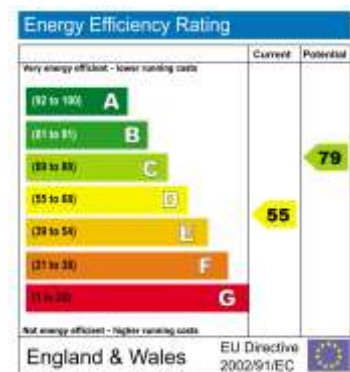
First Floor



## Garage

### GARDENS & GROUNDS:

The house is in a convenient location, close to all the amenities of Over Kellet village and yet benefits from extensive grounds and several outbuildings. One of these has been fitted out to provide a hair salon and was in use until recently. Two further buildings provide extensive storage. There is also a chicken coup, dog run and outdoor cooking area in addition to the extensive private yard.



**VIEWING:** Highly recommended by arrangement with the selling agent only

**SERVICES:** Mains electric, water and sewerage

**COUNCIL TAX:** Band 'E' equating to £1,883 per annum (2017/18 - verbal enquiry only)

**TENURE:** Freehold with vacant possession on completion

### GENERAL REMARKS AND STIPULATIONS

#### PARTICULARS OF SALE:

The descriptive particulars (but not the stipulations and special conditions of sale) do not constitute, or constitute any part of any offer or Contract and all statements made herein are made without responsibility on the part of the Auctioneers or the Vendor. All intending purchasers should satisfy themselves as to their correctness. The Vendor does not make nor give and neither Richard Turner & Son nor any person in their employment has any authority to make or give any warranty as to the land and property.

#### SALES PARTICULARS AND PLANS:

The plan and quantities are based upon the latest available editions of the Ordnance Survey as revised by the selling agents. Such plan and quantities and these particulars are believed to be correct but any error or omission or mis-statement shall not annul the sale nor entitle either party to compensation or in any circumstances give ground for any action at Law.

#### FIXTURES AND FITTINGS:

All fixtures and fittings are excluded from the sale, unless they are expressly stated as being included. Any electric or other appliances included have not been tested, neither have drains, heating, plumbing or electrical installations and all persons are recommended to carry out their own investigations before contract. All measurements quoted are approximate.

#### TOWN PLANNING AND LOCAL LAND CHARGES:

So far as the Vendor is aware the present use of the property is in accordance with the Town and Country Planning Acts. No requisition shall be raised in regard to the user or otherwise in relation to the said Acts and the Vendor shall not be required to give any further information in regard to the Town and Country Planning. The land is sold subject to:

- all local and land charges and any requirements enforceable by any local or other Public Authority.
- all encumbrances and other matters, the existence of which can or ought to be discovered by enquiry of any Local or other Public Authority and the Purchaser shall not be entitled to any compensation or right of rescission in respect thereof.

#### RIGHTS AND EASEMENTS:

The land is sold and will be conveyed with the benefit of and subject to the burden of all existing rights of way, all rights for the continuance of any means of supply of water, gas or electricity, all rights for drainage and sewerage and any other pipelines over or under the land, together with all necessary rights of access for maintenance, renewal and repair of any apparatus or constructions in connection with such rights.

#### INSURANCE:

As from the date of sale/signing of the Contract, the property shall be at the sole risk of the purchaser(s) and he/they shall effect his/their own insurance's accordingly.

#### MISREPRESENTATION ACT 1967:

Richard Turner & Son, for themselves and for the vendors or lessors of these properties whose agents they are, give notice that these particulars do not constitute any part of an offer or a contract. All statements contained in these particulars as to these properties are made without responsibility on the part of Richard Turner & Son or the vendors or lessors, none of the statements contained in these particulars as to these properties are to be relied on as statements or representations of fact and any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor or lessors do not make or give and neither Richard Turner & Son nor any person in their employment has any authority to make or give any representation of warranty whatever in relation to these properties.